

were for the Delta Area, Councilman Bennett stated there was only one on file at this time however there were several others that had discussed the possibility of a Mobile Home Subdivision, the primary interest at this time is for Mobile Home Parks.

There was a question of item 2-D-2 page 4, Delta City Building Code. After some discussion it was the opinion of the Council the word "Code" should be "Codes" to include all of the building codes.

Mrs. Lyman questioned the required two (2) acres for a mobile home park, Council explained the requirement was to allow the city to control the size of the parks.

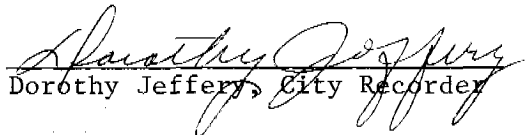
There was a general discussion of the following items:

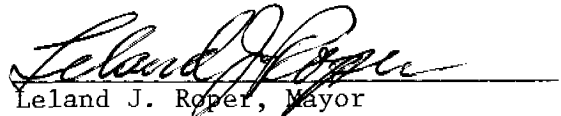
1. Police protection within the Mobile Home Park.
2. Size of the streets required within the park.
3. Mobile Home Parks being developed in phases.
4. Mobile Home Parks being developed outside of the present city limits.

Mr. Shirl complimented those persons that wrote the Mobile Home Park Ordinance and states he felt it was a very workable ordinance for both the developer and the city.

Clinton Tolbert asked if the ordinance would effect his trailer park, he was assured by council the existing parks were exempted from the two (2) acre requirement. However if any additions were made to the park it would have to meet the ordinance requirements.

Mayor Roper asked if there were any further questions or comments, there being none the Mayor thanked all those in attendance for their questions and comments and for their interest in the ordinance afterwhich Councilman Morrison MOVED the meeting be adfourned, SECONDED by Councilman Bird. Meeting adjourned at 8:15 p.m.


Dorothy Jeffery, City Recorder


Leland J. Roper, Mayor

MINUTES OF A REGULAR COUNCIL MEETING HELD SEPTEMBER 15, 1980

PRESENT:

Leland J. Roper	Mayor and presiding
Thomas Callister	Councilman
Willis Morrison	Councilman
Don Bird	Councilman
Cecil Losee	Councilman
Max Bennitt	Councilman

ABSENT:

None

OTHERS PRESENT:

Neil Forster	City Superintendent
Dorothy Jeffery	City Recorder
Warren Peterson	City Attorney
Don Dafoe	City Planning/Zoning Commission
Bob Pendray	Pendray Const.
Mr. and Mrs. Carol Barnson	Chef's Palace Too
Mrs. Ed Lyman	City Resident
Steven Young	Millard Community Council
Keith Funk	American Savings and Loan
Mike Ornsby	American Savings and Loan
Gary Bunker	Bunker and Sons Const.
Gayle Bunker	Bunker and Sons Const.

Mayor Roper being present called the meeting to order at 8:25 p.m.
Dorothy Jeffery being present acted as secretary.

The Mayor stated the meeting was a regularly called council meeting and the notice of the time, place and agenda of the meeting had been posted at the principal office of the governing body and had been provided the Millard County Chronicle, the Millard County Gazette and the local Radio Station KNAK and to each member of the governing body by mailing copies of the Notice and Agenda two (2) days before to each of them.

MINUTES

Minutes of a Public Hearing held September 08, 1980 were presented for approval, Councilman Losee MOVED The minutes be approved, MOTION SECONDED by Councilman Morrison and received the unanimous affirmative vote of all councilmen present.

Minutes of a Regular Council Meeting held September 08, 1980 were presented for approval, after the council had read the minutes and the necessary corrections were made Councilman Bennett made a MOTION to approve the minutes as amended. MOTION SECONDED by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

CONDITIONAL USE PERMIT REQUESTED BY AMERICAN SAVINGS AND LOAN

Mr. Keith Funk explained he and Mr. Mike Ornsby were at the meeting to request council approval for a conditional use permit for a temporary trailer to be placed at 3rd East and Main to be used for commercial use by American Savings and Loan while their permanent building is under construction. Mr. Funk then displayed plans of the proposed building. The permanent building will be approximately 6000 sq. ft. in size, construction of the building will start in two (2) months with the completion date approximately six (6) months from now.

Mr. Forster told council he had discussed the proposed plans with Mr. Funk and Mr. Ornsby prior to the council meeting and found everything to be in order in regards to the requested Conditional Use Permit such as the location of the trailer on their property, the required amount of off-street parking, black top and ect. however there is some question on the storm drainage.

Following a general discussion of the storm drainage for their property and the proposed temporary mobile unit Councilman Bird MOVED the council grant a Conditional Use Permit to American Savings and Loan for a period of twelve (12) months for the placement of a temporary mobile unit on the back half of their property at 3rd East and Main to be used for commercial use, thus allowing time for the construction of the permanent structure to be built. Upon completion of the permanent structure the mobile unit will be removed. Conditional Use Permit to be reviewed by Council at the end of the twelve (12) months. MOTION SECONDED by Councilman Losee and received the unanimous affirmative vote of all councilmen present.

PROPOSED BUILDING PERMIT FOR BUNKER AND SONS BLOCK 17 SUBDIVISION

Mr. Gayle Bunker told Council Mr. Wesley Peterson had been doing some survey work in the area of their subdivision, there is some question on the route the stormdrainage should go which will require further study. Mr. Forster told Mr. Bunker he had received some additional information on the storm drainage in that area just prior to council meeting.

Mr. Bunker then stated there are 99 foot streets in that area and he felt the new subdivision ordinance which requires 60 feet of black top for the streets was much too costly and should be reviewed by the council.

With the aforementioned suggestions that need to be determined by the City Council Mr. Bunker stated he would propose Bunker and Sons Const. put up one of the lots in Block 17 Subdivision as a security bond to the city and the Council allow them to continue the construction of the Russell May home on lot 4 and the additional five (5) lots will be placed on hold until the drainage problem and the width of the streets be determined.

Councilman Morrison stated he had spoken to Bunkers, Councilman Bennett and to City Engineer, Eric DeHaan on the matter, Mr. DeHaan suggested Attorney Peterson be contacted however Mr. Morrison was unable to reach Mr. Peterson prior to council meeting.

There was a general discussion on the width of the streets, the improvements that are in place in the Block 17 Subdivision, the value of the lot to be used for a security bond, and the master plan being prepared by Paul Nielson.

Mayor Roper questioned the legal problem of the Bunker Block 17 Subdivision being developed in stages and the way the present plot plan has been recorded.

Councilman Bennett stated he is not in favor of the width of the streets being changed but there is a possibility of planter strips being installed.

Mayor Roper stated the Master Plan being prepared by IPP should be considered in regards to the width of the streets.

Following the very lengthy discussion of the issue Councilman Morrison stated he felt that with the figures Gayle gave him and after checking them with Mr. DeHaan he would be in favor of granting the Bunkers the requested building permit subjected to Attorney Petersons review of the trust deed and if it is acceptable to him we could grant the building permit.

Attorney Peterson stated the first thing is to be sure Council is satisfied with the value of the cost of the improvements that need to be in place and the value of the bonding security that is being posted.

Second, restrictions on the development of the subdivision or the re-submission of the recorded plat of the subdivision allowing development to be done in phases.

Third, the security bond must be in place prior to issuing the building permit.

Fourth, a variance on the occupancy restriction on the building permit in regards to the street improvements.

Following the discussion of the above Councilman Losee MOVED the Council grant Bunkers the requested building permit with the following conditions:

1. The security bond be in place prior to the issuing of the building permit.
2. The building permit be issued with the occupancy restriction - that the water sewer lines have to be in place and the sidewalks have to be in place when the grade has been established, the water/sewer hook-up's in place and the street improvements to be decided at a later date.
3. No further development in the subdivision without the approval of the Planning/Zoning commission.

MOTION SECONDED by Councilman Morrison and received the unanimous affirmative vote of all councilmen present.

Attorney Peterson presented the following Resolutions:

Resolution #80-12 - A resolution Adopting Standards for Annexation of Territory into the Corporate Limits of the City of Delta, Utah.

Following a discussion of the proposed resolution Councilman Bird MOVED the Resolution be adopted as presented, MOTION SECONDED by Councilman Losee and the voting was as follows:

Councilman Don Bird	Yea
Councilman Thomas Callister	Yea
Councilman Willis Morrison	Yea
Councilman Cecil Losee	Yea
Councilman Max Bennett	Yea

The resolution was duly signed by the Delta City Mayor, Leland J. Roper and attested by the City Recorder, Dorothy Jeffery in the open meeting.

The Amendments to the Policy Declaration Statement for Annexation was presented by the Attorney Peterson Afterwhich a MOTION to adopt the Amendments to the Policy Declaration Statement for Annexation as presented was made by Councilman Bird, SECONDED by Councilman Callister, voting was as follows:

Councilman Don Bird	Yea
Councilman Max Bennett	Yea
Councilman Cecil Losee	Yea
Councilman Willis Morrison	Yea
Councilman Thomas Callister	Yea

Attorney Peterson presented an Ordinance Adopting Regulations and Controls for Mobile Homes, Mobile Home Parks, Travel Trailer and Recreational Vehicles, Amending the Delta City Zoning Ordinance (ordinance (77-3) and Imposing License Fees for Certain Uses.

After a discussion of the comments and questions from the public hearing held earlier in the evening in regards to the Mobile Home Park Ordinance Councilman Losee MOVED the Ordinance be adopted, MOTION SECONDED by Councilman Morrison the voting was as follows:

Councilman Thomas Callister	Yea
Councilman Don Bird	Yea
Councilman Willis Morrison	Yea
Councilman Max Bennett	Yea
Councilman Cecil Losee'	Yea

The Ordinance was duly signed by the Delta City Mayor, Leland J. Roper and attested by the City Recorder, Dorothy Jeffery in the open meeting.

Attorney Peterson told Council Mr. Carol Barnson was at the meeting to obtain the liquor license he has requested some time ago, he then presented an ordinance for the review of the council.

Councilman Callister MOVED the council grant a liquor license to Mr. Carol Barnson subject to the approval of the aforementioned ordinance being adopted, MOTION SECONDED by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

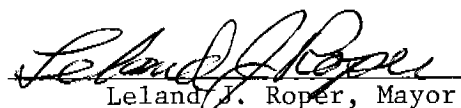
Councilman Morrison MOVED a Public Hearing on the ordinance approving the sale of liquor by Mr. Carol Barnson at the Chef Palace Too be scheduled for October 27th at 7:00 p.m. to be held at the Delta City Offices, MOTION SECONDED by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

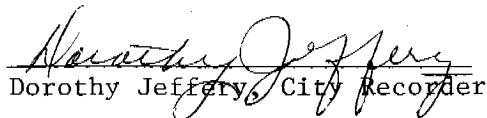
Mayor Roper informed council the MICA was doing a good job and he is very pleased with the group.

Roger Stowell is the grantsman for IPP and will be working with Dorothy Jeffery on the HUD Program, there is a one day school in Provo that is scheduled for September 25th on the HUD Program for 1981, Roger and Dorothy will be attending that school.

Councilman Bennett informed council he had hired a new police officer, his name is Dennis Westwood, he will be employed as of September 15, 1980.

Mayor Roper asked council if there was any further business or comments, there being none Councilman Bennett MOVED the meeting adjourn, MOTION SECONDED by Councilman Bird, meeting adjourned at 10:47 p.m.


Leland J. Roper, Mayor


Dorothy Jeffery, City Recorder